

## ZONING AND BUILDING AGENDA

JUNE 15, 2004

### THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

266148      DOCKET #6523 - KINGSPORT, INC., Owner, Application: The Special Use, previously approved, was for a Planned Unit Development of twenty-four (24) single family residences in the R-3 Single Family Residence District. The subject property consists of approximately 40 acres, located approximately 1,200 feet east of Will Cook Road and 1,280 feet south of 143rd Street (via private easement) in Orland Township. **Recommendation: That the applicant's request for a one year extension of time be granted.**

Conditions: None

Objectors: None

266149      DOCKET #7227 - T. PANAGIOYOPOULOS, Owner, Application: The Special Use, previously approved, was for nine (9) single family homes in the R-3 (PUD) Single Family Residence District. The subject property consists of approximately 9 acres, located on the east side of Wolf Road, approximately 593 feet south of 131st Street in Palos Township. **Recommendation: That the applicant's request for a one year extension of time be granted.**

Conditions: None

Objectors: None

266150      DOCKET #7645 - A. & J. TINKER, Owners, Application: Variation to reduce right interior side yard setback from the minimum required 15 feet to 5 feet for a detached garage in the R-4 Single Family Residence District. The subject property consists of approximately 0.53 of an acre, located on the west side of Chestnut Road, approximately 270 feet northeast of Waukegan Road in Northfield Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

266151      DOCKET #7655 - S. TOMIC, Owner, Application: Variation to reduce rear yard setback from the minimum required 40 feet to 7 feet for a second story addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.24 of an acre, located on the northwest side of Glenview Road and Longmeadow Drive in Northfield Township. **Recommendation: That the variation application be granted.**

Conditions: None

Objectors: None

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS**

- 266152      DOCKET #7658 - B. HOWARD, Owner, Application: Variation to reduce right interior side yard setback from the minimum required 10 feet to 8 feet 3 inches (existing) for an addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.47 of an acre, located on the north side of Darryl Drive approximately 110 feet west of Salk Road in Wheeling Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

- 266153      DOCKET #7659 - J & A. TINKER, Owners, Application: Variation to reduce distance between principal structure and accessory structure from the allowed 10 feet to 5 feet 2 inches (existing) for a proposed second story addition over attached garage in the R-4 Single Family Residence District. The subject property consists of approximately 0.45 of an acre, located on the northwest corner of Oak Place and Meadow Lane in Maine Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

- 266154      DOCKET #7661 - G. JOHNSON, Owner, Application: Variation to reduce right interior side yard setback from the minimum required 15 feet to 13.66 feet (existing) for a two-story addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.47 of an acre, located on the north side of Oak Avenue approximately 255 feet east of Sanders Road in Northfield Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

- 266155      DOCKET #7662 - N. & M. OSKERKA, Owners, Application: Variation to reduce right interior side yard setback from the minimum required 10 feet to 8.8 feet (existing) and to reduce left interior side yard setback from the minimum required 10 feet to 8.52 feet (existing detached garage) two proposed one story additions in the R-5 Single Family Resident District. The subject property consists of approximately 0.26 of an acre, located on the east side of Greenwood Road approximately 396 feet south of Linneman Street in Northfield Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS**

- 266156      DOCKET #7663 - J. BELVEDERE, Owner, Application: Variation to reduce left interior side yard setback from the minimum required 10 feet to 5 feet 5 inches for an above ground pool and attached decking (existing) in the R-5 Single Family Residence District. The subject property consists of approximately 0.70 of an acre, located on the north side of Bates Court approximately 410 feet west of 118th Place in Orland Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

- 266157      DOCKET #7664 - C. THYFAULT, Owner, Application: Variation to reduce lot area from the minimum required 40,000 square feet to 26,352 square feet (existing) for additions to an existing single family residence on private sewage system and well in the R-4 Single Family Residence District. The subject property consists of approximately 0.61 of an acre, located on the north side of Hillcrest Drive approximately 100 feet west of Grandview Terrace in Palatine Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

- 266158      DOCKET #7665 - V. & P. YACKTMAN, Owners, Application: Variation to reduce front yard setback from the minimum required 15 feet to 4 feet for a new sign on an existing on premise freestanding sign/pole standard in the C-4 (SU) General Commercial District. The current on-premise sign is 107 square feet. The applicant proposes to replace it with a smaller on-premise sign of 55 square feet. The subject property consists of approximately 0.38 of an acre, located on the north side of Golf Road approximately 559 feet east of Washington Street in Maine Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

- 266159      DOCKET #7666 - V. & P. YACKTMAN, Owners, Application: Variation to reduce corner side yard setback from the minimum required 25 feet to 5 feet for an attached garage in the R-4 Single Family Residence District. The 5 feet setback request for the garage would be facing 63rd Street and would not impact any adjoining neighbors. The subject property consists of approximately 0.42 of an acre, located on the southeast corner of 63rd Street and Laurel Avenue in Lyons Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS**

- 266160      DOCKET #7667 - B. KUZDAS, Owner, Application: Variation to reduce rear yard setback from the minimum required 40 feet to 30 feet for a deck addition in the R-5 (SU) Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the south side of Palos West Drive approximately 407 feet west of 104th Avenue in Palos Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

- 266161      DOCKET #7668 - J. YOUNG, Owner, Application: Variation to reduce right interior side yard setback from the minimum required 15 feet to 9.85 feet (existing principal) and to reduce left interior side yard setback from the minimum required 15 feet to 10 feet (existing accessory) for an addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.68 of an acre, located on the west side on Mason Avenue approximately 400 feet south of 129th Street in Worth Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

**NEW APPLICATIONS**

- 266162      CHARLIE BELANDER, Owner, 12205 Pine Avenue, Lemont, Illinois 60439, Application (No. MA-04-03; Z04084). Submitted by same. Seeking a MAP AMENDMENT from the R-3 Single Family Residence District to the R-4 Single Family Residence District for an existing single family residence, with a companion Variance, V-04-72, to reduce rear yard setback and a proposed new single family residence on sewer and private well in Section 27 of Lemont Township. Property consists of 1.28 acres located on the north side of Apple Drive, approximately 617.5 feet east of Walker Road. Intended use: Single family residence with attached garage.
- 266163      MARIO MORRONE c/o Giuseppe Arato, Owner, 2250 East Devon (251), Des Plaines, Illinois 60018, Application (No. SU-04-07; Z04075). Submitted by Irving Jacobson, President, Village Jewelers and Pawners, Inc., an Illinois Corporation, 740 Waukegan Road (101), Deerfield, Illinois 60015. Seeking a SPECIAL USE in the C-4 General Commercial District and R-5 Single Family Residence District for a pawn shop located in an existing one story brick building in Section 33 of Leyden Township. Property consists of approximately 0.73 of an acre located on the southeast corner of Fullerton Avenue and Mannheim Road in Leyden Township. Intended use: Existing premises will be accommodated for use as the pawn shop and jewelry store.

\* The next regularly scheduled meeting is presently set for Tuesday, July 15, 2004.